



# Canterbury Reserve

Lawrenceville, GA • Gwinnett County

From Low \$500's • Swim Community • Grayson High School District

## Enjoy Cabana and Swimming Pool

Welcome to Canterbury Reserve, a swim community with spacious Ranch and 2 story homes. Build 4 and 5 bedroom plans with loft options, guest suites on the main level. Exterior farmhouse options such as painted brick with black interior accents, electric fireplaces and more!



Directions: I-85N, Exit Hwy 316E, Exit Sugarloaf Parkway, turning right. Go about 8 miles and right onto Chandler Rd. Community on the right in about 1 mile.

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# Canterbury Reserve

## Site Plan



### SWIM CLUB AMENITIES:

- Swimming Pool
- Cabana with Baths
- Walking Trails
- Acres of Green Space

This site map artistic rendering is provided for illustrative purposes only and is not intended to be a precise representation of the final subdivision and for marketing purposes. The images, designs, and features depicted in this rendering are conceptual and may be subject to change during the development process. The actual layout, dimensions, landscaping, and amenities of the subdivision may vary from what is shown in this rendering. The builder/developer reserves the right to make modifications, alterations, or improvements to the subdivision without notice. All details, including but not limited to building placements, landscaping, and infrastructure, are subject to approval by relevant authorities. This rendering does not constitute a legal document, and potential buyers, investors, or interested parties are advised to refer to the final recorded plat, architectural plans, and legal descriptions for accurate and detailed information about the subdivision. Any reliance on the information provided in this artistic rendering is at the viewer's own risk. The builder/developer, architects, and associated parties make no warranties, representations, or guarantees, expressed or implied, regarding the accuracy, completeness, or suitability of the information presented in this rendering. This disclaimer applies to both current and future versions of the rendering.

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## Canterbury Reserve

### What's Included in a Chafin Home

#### COMMUNITY

- Swim Sidewalk Community
- Professionally landscaped & sodded home sites (per builder discretion)

#### SMART HOME PACKAGE:

- "White Glove" Custom Setup
- Echo Show 8"
- Ring Front Door Bell Camera
- Kwikset Smart Front Door Lock
- Smart Ecobee Thermostat Main Floor
- 2 Smart Light Switches

#### EXTERIOR QUALITY

- Traditional homes with stone, brick, shake accent fronts and concrete siding other three sides
- Spacious 12 x 16 patio or deck (per plan) (opt. outdoor living per plan)
- 12 Lite Fiberglass front door
- Garages:
  - Metal garage doors with handles & straps
  - Finished interior garages
- Architectural shingle roof
- Window screens on all operable windows
- Aluminum prefinished gutters

#### INTERIOR QUALITY

- 9' smooth ceilings on 1st & 2nd Floors (per plan)
- Coffered Ceiling in Great Room (Per plan)
- Double Tray Ceiling in Primary Suite (Per plan)
- Direct Vent Fireplace in Great Room with Custom Wood Mantle and Marble Surrounds
- Smooth 2 panel interior doors
- Satin nickel hardware, plumbing & lighting Package
- Mud Rooms with valet and hooks (per plan)
- Basements stubbed for bath
- Pre-wired for cable & data jacks in great room & Primary Suite
- White ventilated vinyl clad closet shelving
- Pre-wire for security system

#### KITCHEN

- 42" Flat panel kitchen cabinetry with crown molding and decorative hardware
- Center Kitchen Work Island (per plan)
- Granite Countertops
- Ceramic Tile Backsplash
- Stainless Steel Whirlpool appliances: Free standing gas range, Multiple-cycle dishwasher, and Built-in Microwave
- Undermount Single bowl stainless steel sink with single lever faucet & convenient spray attachment
- Ice maker connection
- Garbage disposal

#### LUXURIOUS BATHS

- Primary Suite's Bath: Glass framed enclosed shower, Garden tub, Tile around shower walls and tub surround
- Cultured marble sink all baths (per plan)
- Optional second sink upgrade in secondary baths with vanity's large enough to accommodate
- Cultured marble pedestal sink in half baths
- Fiberglass tub/shower combination in full baths
- Elongated commodes
- Mirrors over vanities in all baths

#### RESILIENT MODERN FLOORING

- Low Maintenance, Water & Scratch Resistant EVP: Main floor except bedrooms, laundry and secondary baths
- Tile flooring: Primary Suite's Bath
- Lush wall to wall carpeting in designated areas

#### ENERGY SAVING FEATURES

- Modern Energy Efficient LED Traverse Lighting
- Low E Windows
- HVAC with Programmable Thermostat(s)
- 50 gallon gas water heater (per plan)
- Gas furnace
- Thermo-ply® structural sheathing for a strong structure, strong water resistance & best in class air barrier

#### AWARD-WINNING WARRANTY

- First Year "Fit and Finish" Builder's Warranty
- 2-10 HomeBuyers Warranty®

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*More to Come Home to...*



## SMART HOME



**Chafin Homes come SET UP with Smart Home Features:**



**Includes White Glove Set Up By Our In-house Technician**

Kwikset Halo Smart Front Door Lock • Ecobee Smart Thermostat  
Two Smart Light Switches • Ring Doorbell • Echo Show 8"  
(Colors will vary based on your home)

*NOTE: For homes started  
AFTER 1/1/2022*

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# One Stop Financing

## Get The Silverton Advantage



### Closing Cost Incentives

Receive full incentives offered in all Chafin Communities with approved lender. If you use another lender, you no longer qualify for the incentives.

### Smooth Closing Experience

Our Team has a decades long seamless working relationship with Chafin. Combine that with Silverton's high customer ratings, and you have a great closing experience..

### Wide Range of Mortgage Options

Silverton Mortgage is a full service mortgage provider that offers a wide range of mortgage options: FHA, VA, Non-conforming, Portfolio and more. They add new programs daily.

### Competitive Interest Rates

Silverton Mortgage offers market competitive interest rates. This ensures you lower closing costs and a lower overall cost of your mortgage.

### It Will Not Affect Credit Score

Silverton Mortgage will pull your credit and it can still be pulled again by another lender without hurting your credit score if you do it within 30 days. See agent for more details.\*

### It is NO Obligation, Free & Easy

There is no obligation to use Silverton Mortgage. You can choose up until you are under contract which lender you prefer. It is free, easy, and takes about 10 minutes.

Getting Pre-qualified by Silverton is **your first step to buying a Chafin home.**

All loans are subject to credit approval. Vanderbilt Mortgage and Finance, Inc., dba Silverton Mortgage, 1201 Peachtree St NE, Ste 2050, Atlanta, GA 30361, 404-815-0291, NMLS #1561, (<http://www.nmlsconsumeraccess.org>), AZ Lic. #BK-0902616, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act license, Licensed by the N.J. Department of Banking and Insurance, Licensed by PA Dept. of Banking, Rhode Island Licensed Lender. Licensing information: <https://silvertonmortgage.com/licensing/>.  
\*All information is believed accurate and is subject to change without notice. Equal Housing Opportunity. Clayton Properties Group, Inc., doing business as Chafin Communities, and Vanderbilt Mortgage and Finance, Inc., doing business as Silverton Mortgage ("Silverton") are each indirect, wholly owned subsidiaries of the same parent company. Because of this relationship, the referral of a customer by Chafin Communities to Silverton, may provide Chafin Communities and Silverton with a financial or other benefit.



# The Brookfield



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**Ranch**  
3 Bedroom / 3 Baths  
with Loft Up

Opt. 4 Bedrooms  
ILO Study

**Approx. 2,460 sq ft**

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# The Brookfield

Ranch / 3 - 4 Bedroom / 3 Baths / Loft Up / Approx. 2,460sf

## Optional Primary Bath Layouts

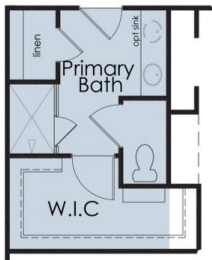
Layouts vary per community, see agents for details.



Opt Primary Bath with Enlarged Shower



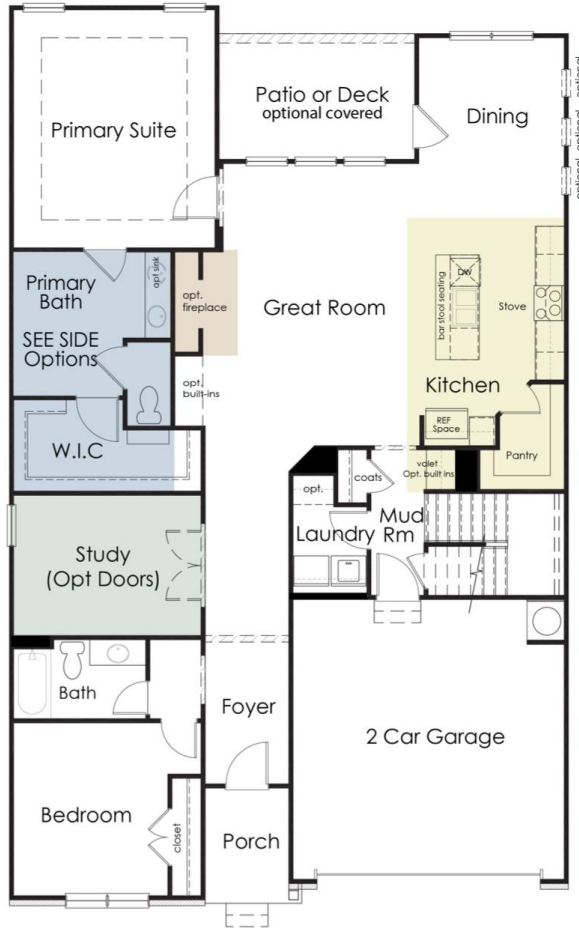
Opt Primary Bath with Tub & Shower



Opt Primary Bath with Shower & Linen



Opt Bedroom in lieu of Study on Main



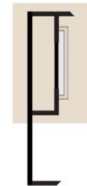
**First Floor**



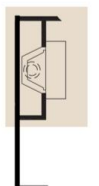
Opt. Gourmet Kitchen



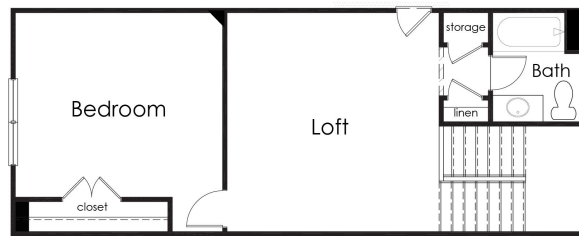
Opt. Designer Kitchen



Opt. Electric Fireplace



Opt. Traditional Fireplace



**Second Floor**

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# The Callington



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**2 Story**  
**4 Bedroom / 2.5 Baths**  
All Bedrooms Up

Opt. Study on Main  
ILO of Formal Dining

**Approx. 2,435 sq ft**

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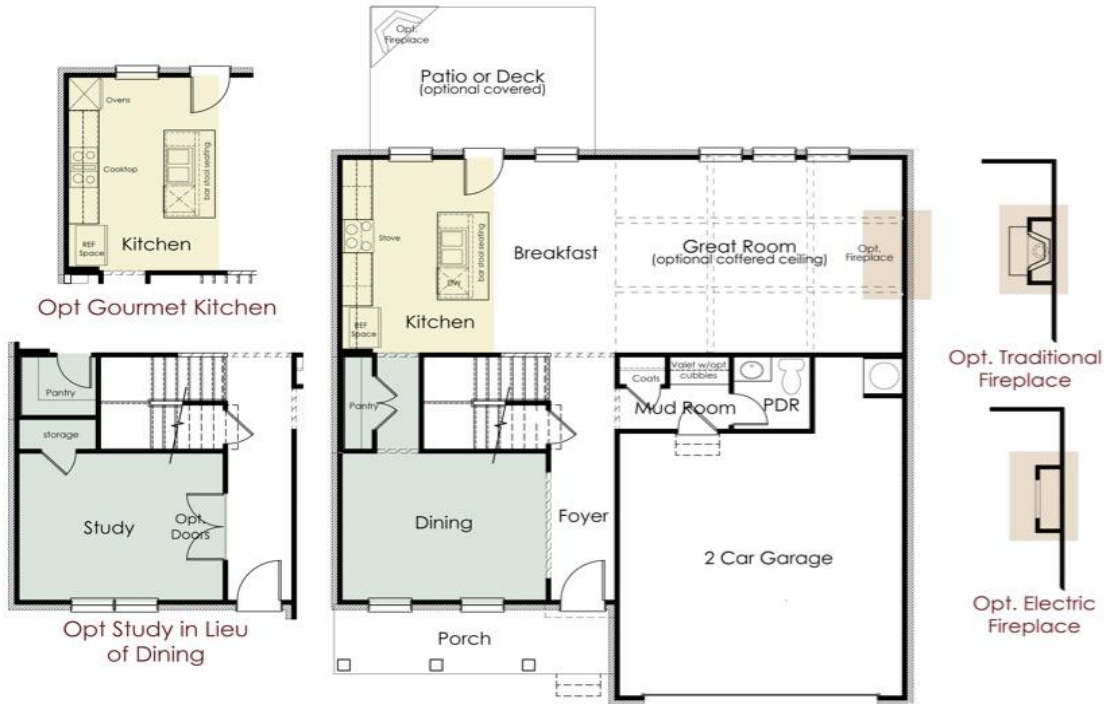
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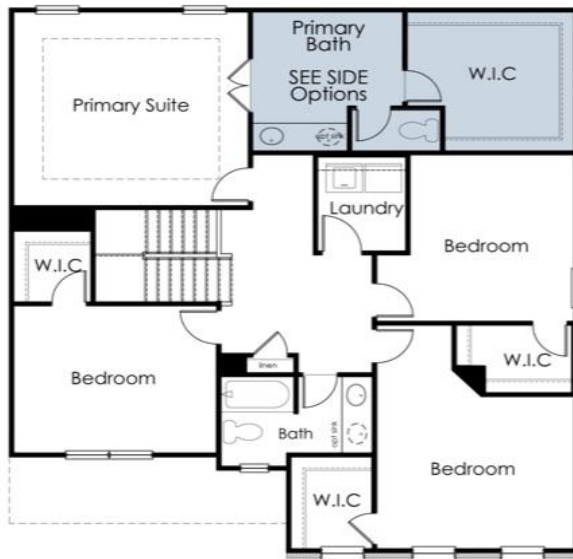
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# The Callington

2 Story / 4 Bedroom / 2.5 Baths / Approx. 2,435sf

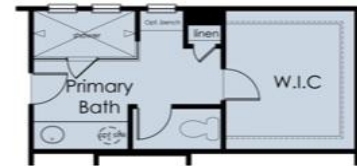


**First Floor**



**Second Floor**

**Optional Primary Bath Layouts**  
Layouts vary per community, see agents for details.



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# The Camelot



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**2 Story**  
**5 Bedroom / 3 Baths**  
Loft Up  
Flex Space on Main

**Opt. 6th Bedroom Up**  
ILO of Loft Up

**Opt. 4th Bath Up**  
ILO of Bedroom Space

**Approx. 3,550 sq ft**

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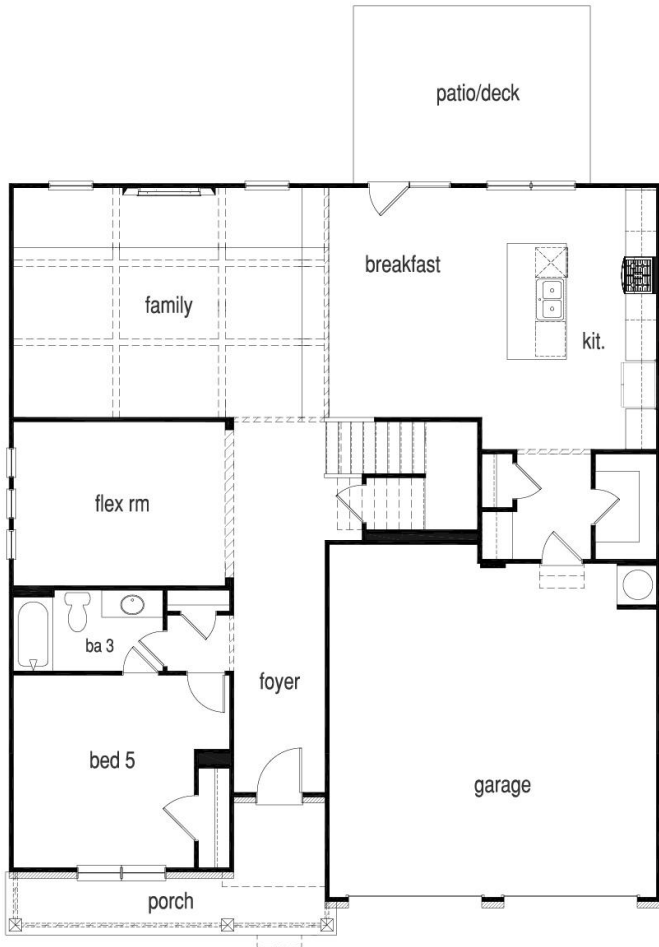
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# The Camelot

2 Story / 5 - 6 Bedroom / 3 - 4 Baths / Loft Up / Approx. 3,550sf



## First Floor



## Second Floor

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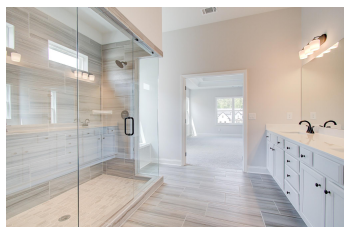
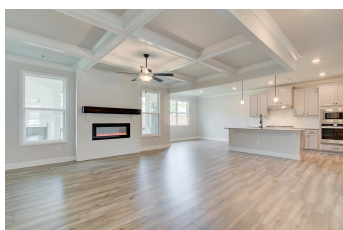
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# The Canterbury



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**2 Story**  
**5 Bedroom / 4 Baths**  
Loft Up

**Opt. 6th Bedroom Up**  
ILO of Loft Up

**Approx. 3,137 - 3,182 sq ft**

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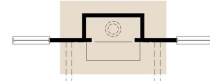
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**The Canterbury 2 Story / 5 - 6 Bedroom / 4 Baths / Loft Up / Approx. 3,137-3,182 sf**



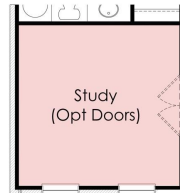
Opt. Electric Fireplace



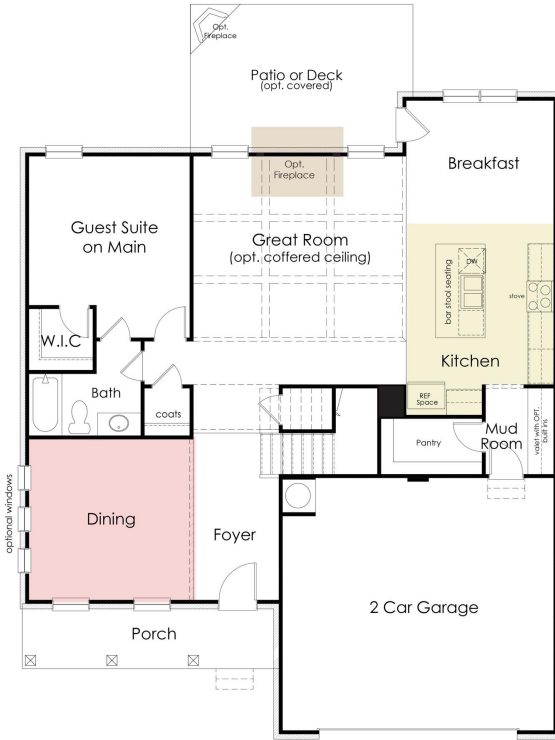
Opt. Traditional Fireplace



Optional Gourmet Kitchen



Optional Study I/O Dining



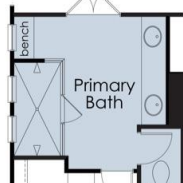
**First Floor**

**Optional Primary Bath Layouts**

Layouts vary per community, see agents for details.



Opt Primary Bath with Tub & Shower



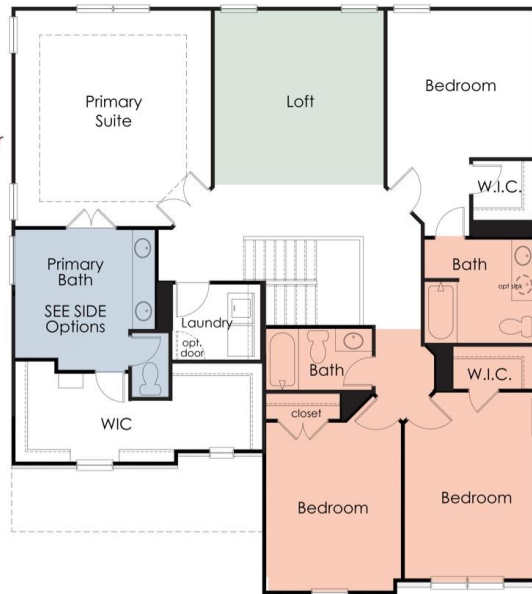
Opt Primary Bath with Enlarged Shower



Opt Primary Bath with Free Standing Tub & Shower



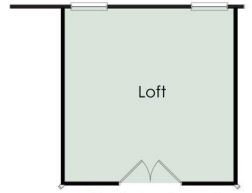
Opt Primary Bath with Shower & Linen



**Second Floor**



Opt. Bedroom I/O Loft



Opt. Enclosed Loft



Opt. Enlarged Bedroom & Changed Bath I/O Two Front Bedrooms & One Hall Bath

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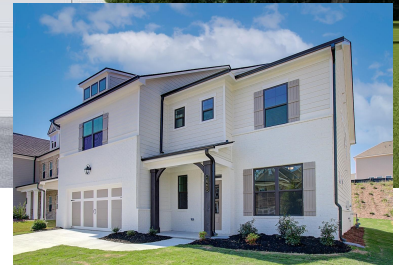
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# The Castle



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**2 Story**  
**4 Bedroom / 2.5 Baths**  
Loft Up

**Opt. Additional Bath Up**  
ILO of Walk-in Closet Space  
**Opt. Additional Bedroom on Main & Bath**  
ILO of Dining & Powder on Main  
**Opt. Study with French Doors**  
ILO of Dining on Main

**Approx. 3,235 sq ft**

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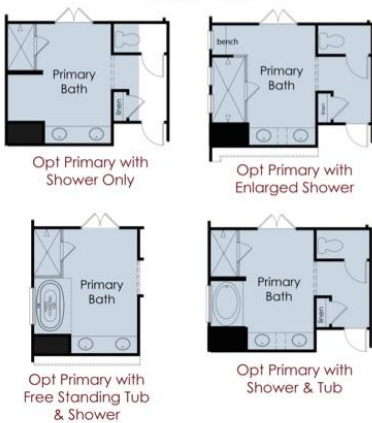
# The Castle

2 Story / 4 -5 Bedroom / 2.5 - 4 Baths / Loft Up / Approx. 3,235sf



### Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



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# The Colburn



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**2 Story**

**4-6 Bedroom / 3-4 Baths**  
Guest Suite on Main

**Opt. 5th or 6th Bedroom/4th Bath**  
ILO of Loft or Mini-Suite Up

**Approx. 2,800 sq ft**

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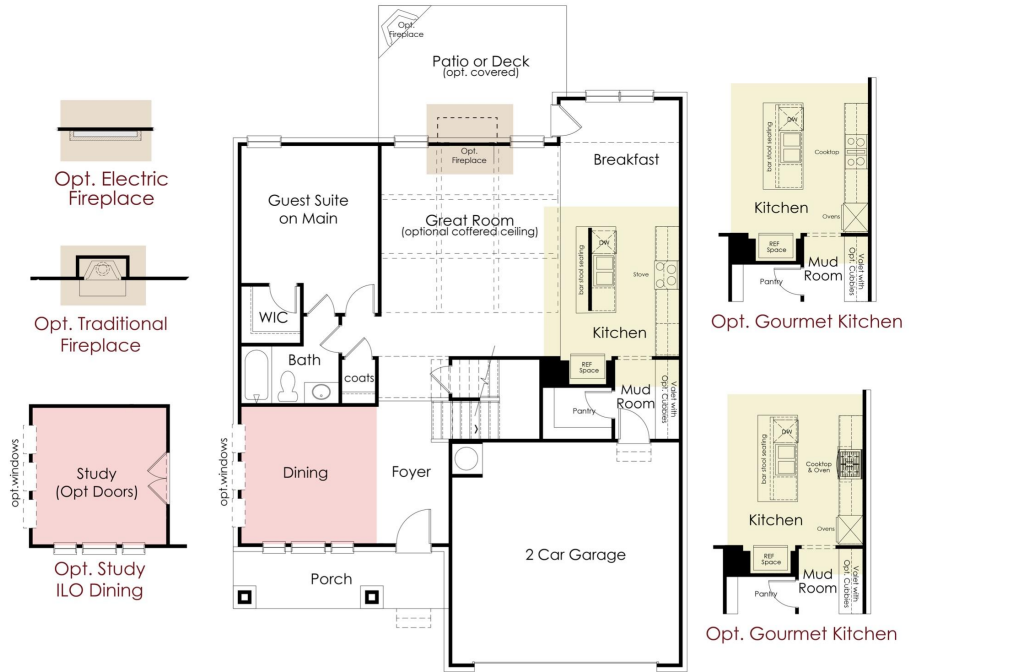
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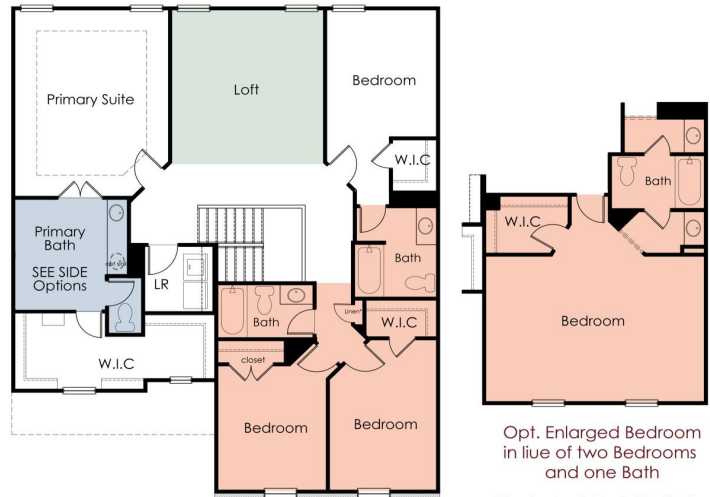
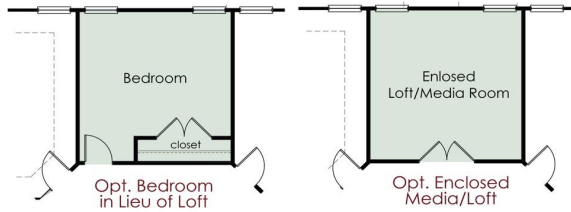
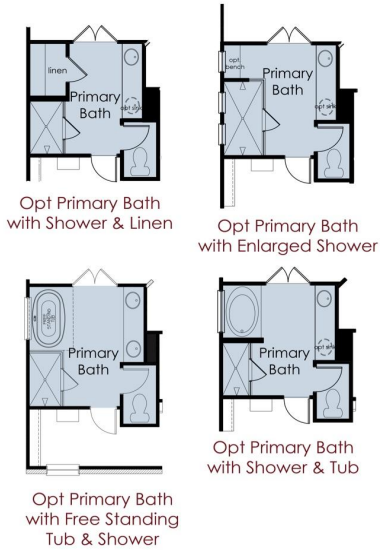
## The Colburn

2 Story / 4-6 Bedroom / 3-4 Baths / Loft Up / Approx. 2,800sf



### Optional Primary Bath Layouts

Layouts vary per community, see agents for details.



## Second Floor

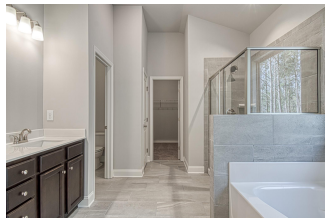
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# The Wakefield



*More to Come Home to...*



**2 Story**

**3 to 5 Bedroom / 2.5-3 Baths**  
Loft Up

**Opt. Formal Dining or Study**  
ILO of Bedroom/Bath on Main

**Approx. 2,630 sq ft**

These photos DO contain many upgrades, please see agent for prices.

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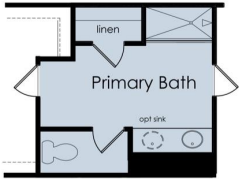
*More to Come Home to...*

# The Wakefield

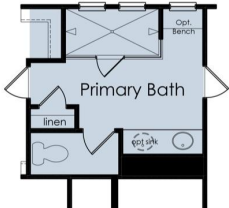
2 Story / 3 to 5 Bedroom / 2.5-3 Baths / Loft Up / Approx. 2,630 sf

### Optional Primary Bath Layouts

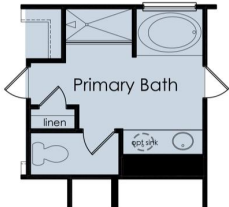
Layouts vary per community, see agents for details.



Opt Primary Bath with Shower & Linen



Opt Primary Bath with Enlarged Shower

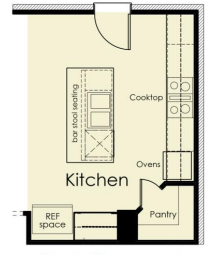


Opt Primary Bath with Shower & Tub

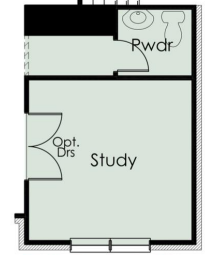


### Second Floor

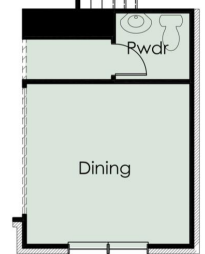
### First Floor



Opt. Gourmet Kitchen



Opt. Study in Lieu of Bedroom/Bath



Opt. Dining in Lieu of Bedroom/Bath



Opt Bedroom in lieu of Loft

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# The Westgate



*More to Come Home to...*



## 2 Story

3 Bedroom / 2.5 Baths  
Loft Up

Optional: Additional Bedroom  
ILO Loft

Optional: Additional Bedroom  
& Additional Bath  
ILO Study & Powder

Optional: Enclosed Loft

Approx. 2,500 sq ft  
(2,499 TO 2,523)

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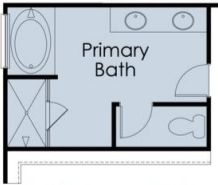
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# The Westgate

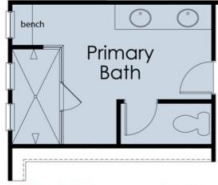
2 Story / 3 Bedroom / 2.5 Baths / Loft Up / Approx. 2,500sf

## Optional Primary Bath Layouts

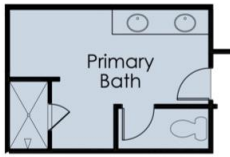
Layouts vary per community, see agents for details.



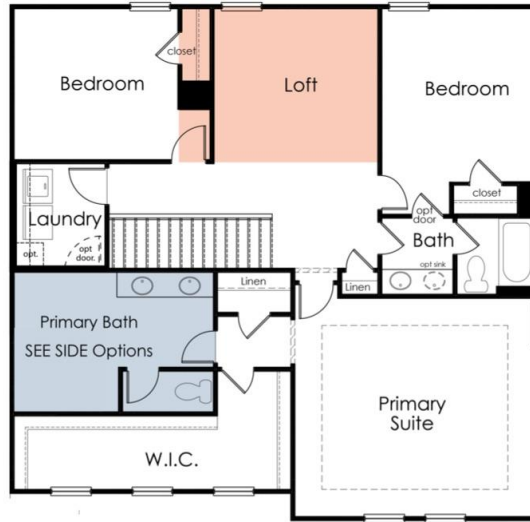
Opt Primary Bath with Shower & Tub



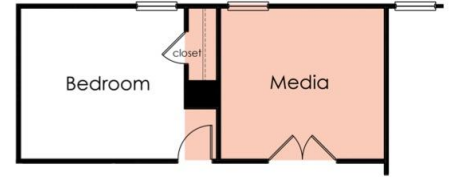
Opt Primary Bath with Enlarged Shower



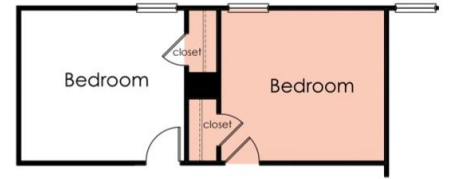
Opt Primary Bath with Shower



Second Floor



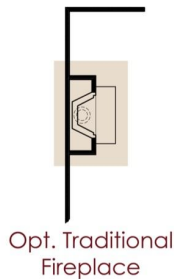
Opt Enclosed Media Up



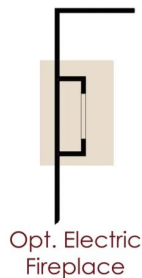
Opt Bedroom & Closet ILO of Loft Up



First Floor



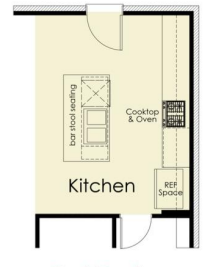
Opt. Traditional Fireplace



Opt. Electric Fireplace



Opt Gourmet Kitchen



Opt Designer Kitchen



Opt. Bedroom & Bath ILO Study, Powder, & Larger Pantry

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# The Winston



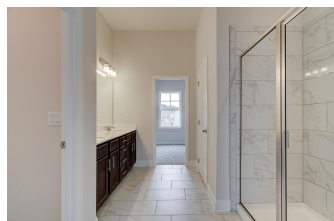
*More to Come Home to...*

**2 Story**  
**5 Bedroom / 3 Bath**  
**Loft Upstairs**

**Approx. 2,512-2,549 sq ft**

**Option for 5 Bedroom / 4 Bath**  
**ILO of Loft**

**Option for 4 Bedroom / 3 Bath**  
**with Loft**



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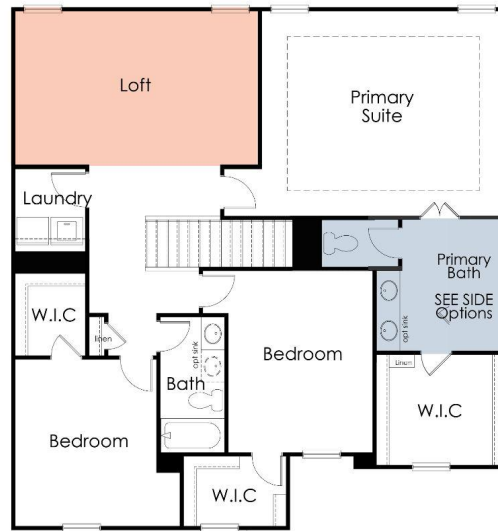
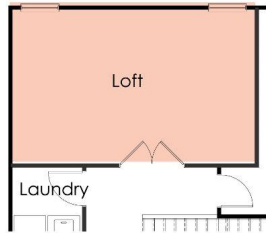
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*More to Come Home to...*

# The Winston

2 Story / 5 Bedroom / 3 Baths / Loft Up / Approx. 2,512-2,549sf



**Optional Primary Bath Layouts**  
Layouts vary per community, see agents for details.



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